



ENGEL JACOBS  
LONDON+HERTS



- Two Double Bedrooms
- Large Living Room
- Balcony facing Communal Gardens
- Off Street Parking
- Separate Kitchen
- Bathroom & Shower Room
- Refurbished to a High Standard
- Close to East Finchley Underground Station



**Lyttelton Road**  
London

**Monthly Rental Of**  
**£2,300**



**Entrance Hall**

Laminate flooring, video entry phone, radiator.

**Kitchen** 12' 10" x 8' 10" (3.91m x 2.69m)

Tiled floor, fully fitted units both wall mounted and base, ample work surface area, sink with mixer tap, integrated Bosch fridge/freezer, Bosch oven with gas hob, integrated Bosch microwave, integrated Bosch washer/dryer, integrated Bosch dishwasher, integrated waste bin, double glazed windows to rear aspect, double glazed door to balcony.

**Living Room** 25' 6" x 13' 2" (7.77m x 4.01m)

Laminate flooring, double glazed windows with fitted day/night blinds to front aspect, radiator.

**Shower Room** 7' 4" x 7' 1" (2.23m x 2.16m)

Tiled floor and walls, wall hung WC, floating wash basin with mixer tap and storage beneath, shower cubicle with overhead rain shower and handheld shower, mirrored cabinet, heated towel rail, spotlights, double glazed obscured window to rear aspect.

**Bathroom** 7' 4" x 5' 5" (2.23m x 1.65m)

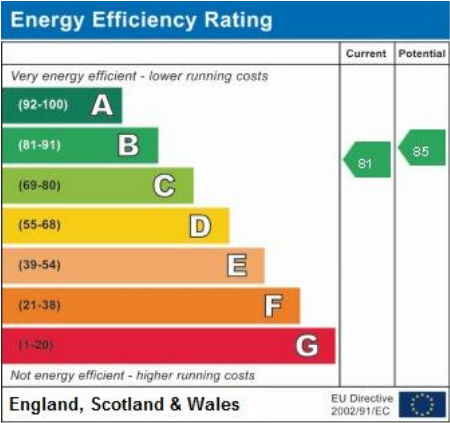
Tiled floor and walls, wall hung WC, bath with overhead rain shower and handheld shower, floating wash basin with mixer tap and storage beneath, mirrored cabinet, heated towel rail, spotlights, double glazed obscured window to rear aspect.

**Bedroom 1** 13' 2" x 11' 5" (4.01m x 3.48m)

Laminate flooring, fitted wardrobes, radiator, double glazed windows with fitted day/night blinds to front aspect.

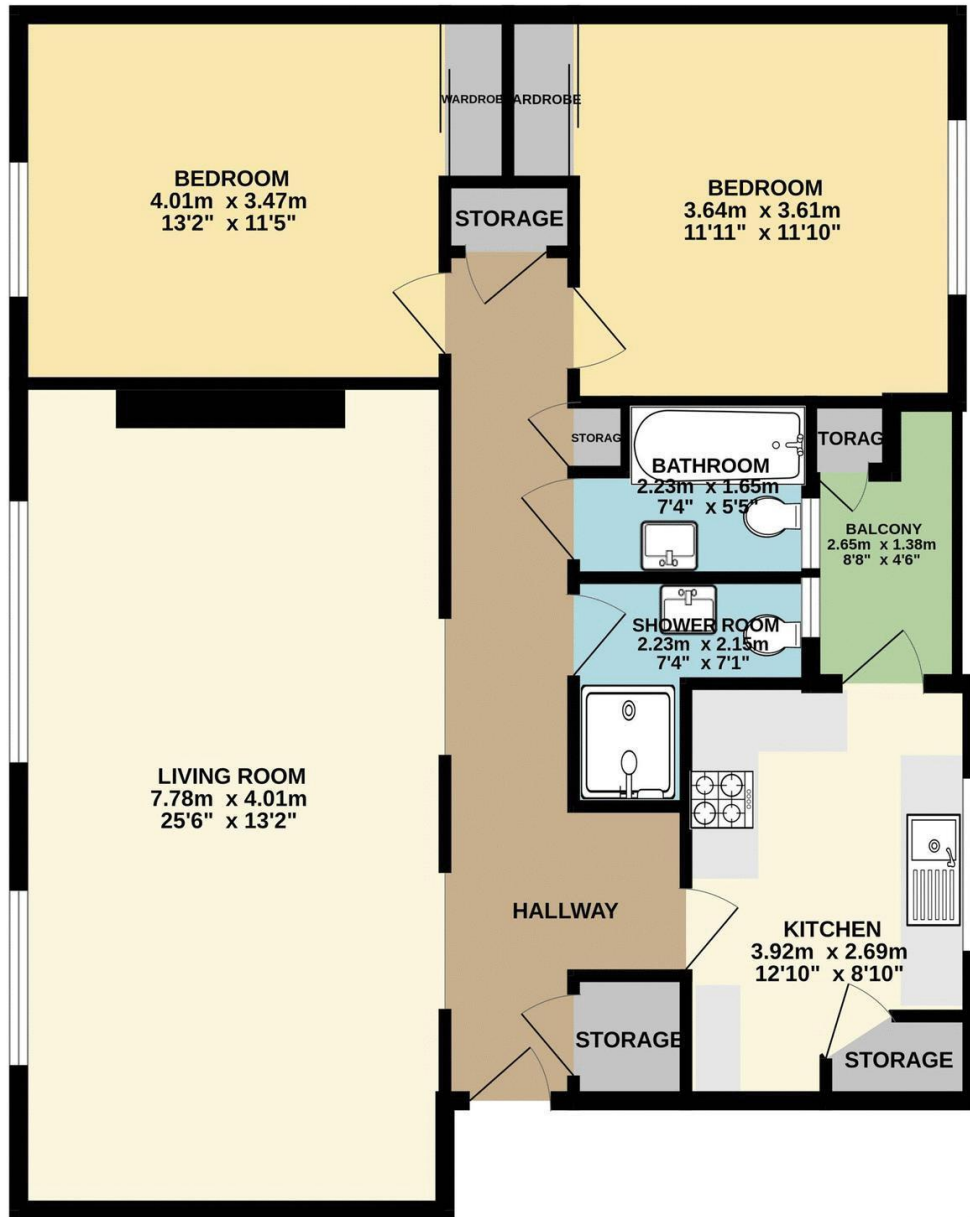
**Bedroom 2** 11' 11" x 11' 10" (3.63m x 3.60m)

Laminate flooring, fitted wardrobes, radiator, double glazed windows with fitted day/night blinds to rear aspect.



Address:  
30 Belvedere Court, T2 0AH

SECOND FLOOR  
90.8 sq.m. (978 sq.ft.) approx.



TOTAL FLOOR AREA : 90.8 sq.m. (978 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.